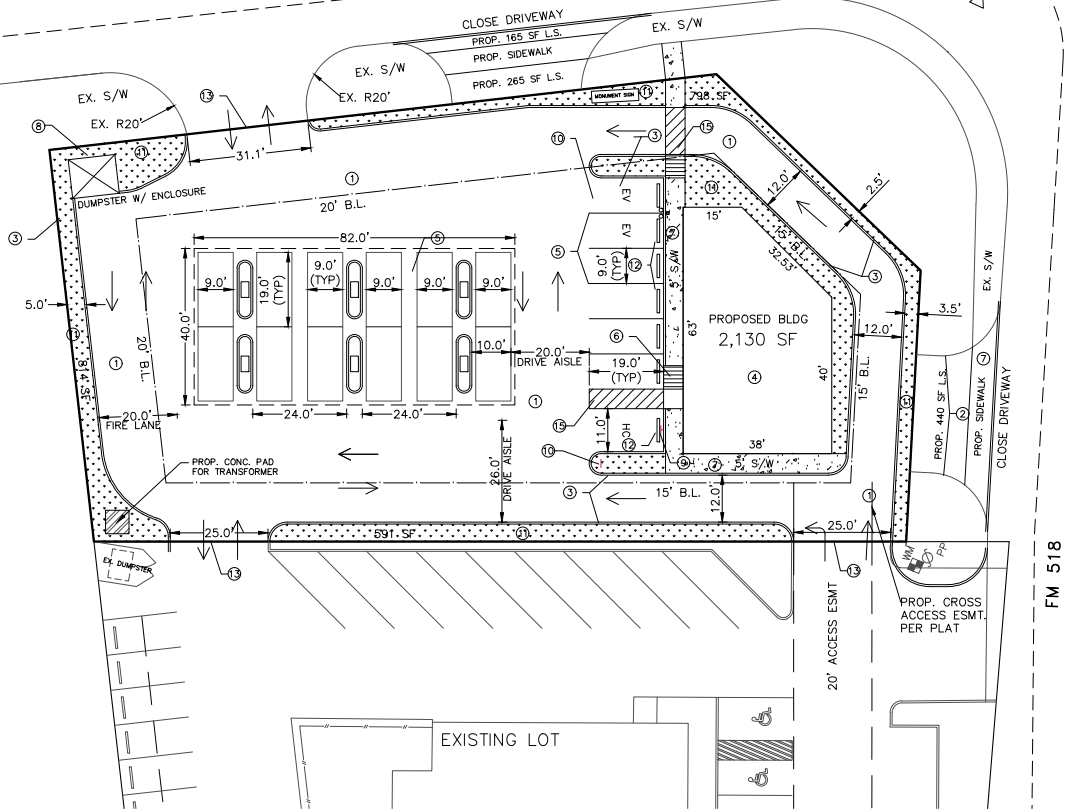


Exhibit B

I-45 FRONTAGE ROAD

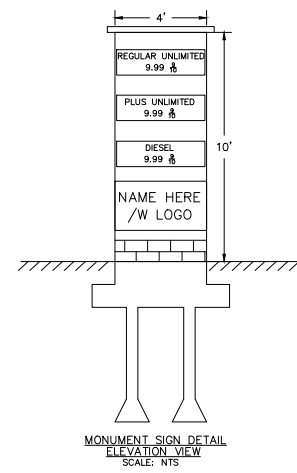
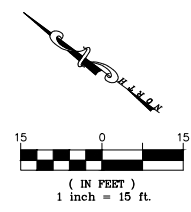
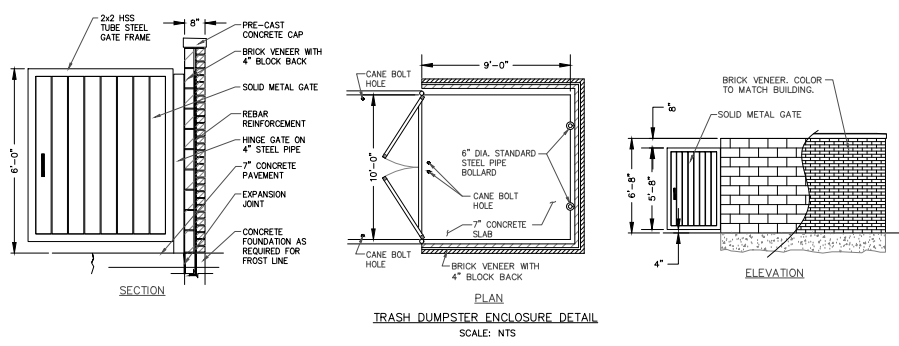
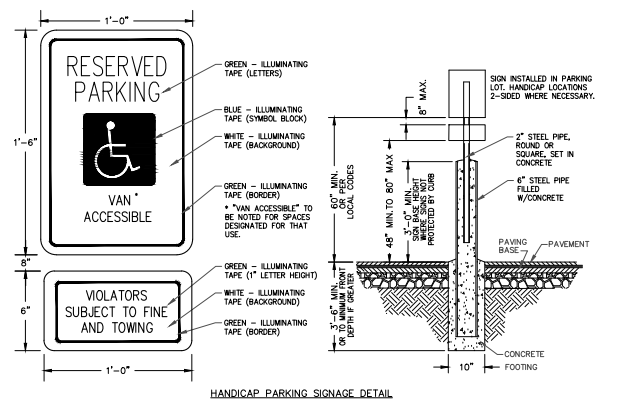


PROPOSED PARKING SUMMARY	
REQUIRED PARKING	
OFFICE/RETAIL BLDG (2130 SF):	
1 SPACE PER 250 SF	
2130 / 250 =	9
TOTAL =	9
PROPOSED PARKING	
STANDARD PARKING (9'x19')	16
EV PARKING (9'x19')	2
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)	1
TOTAL =	19

SITE DATA	
1. SITE AREA =	0.527 AC
2. ZONING:	GENERAL COMMERCIAL (CG)

NOTES:
A BLANKET INGRESS/EGRESS EASEMENT TO BE RECORDED UNDER SEPARATE DOCUMENT.

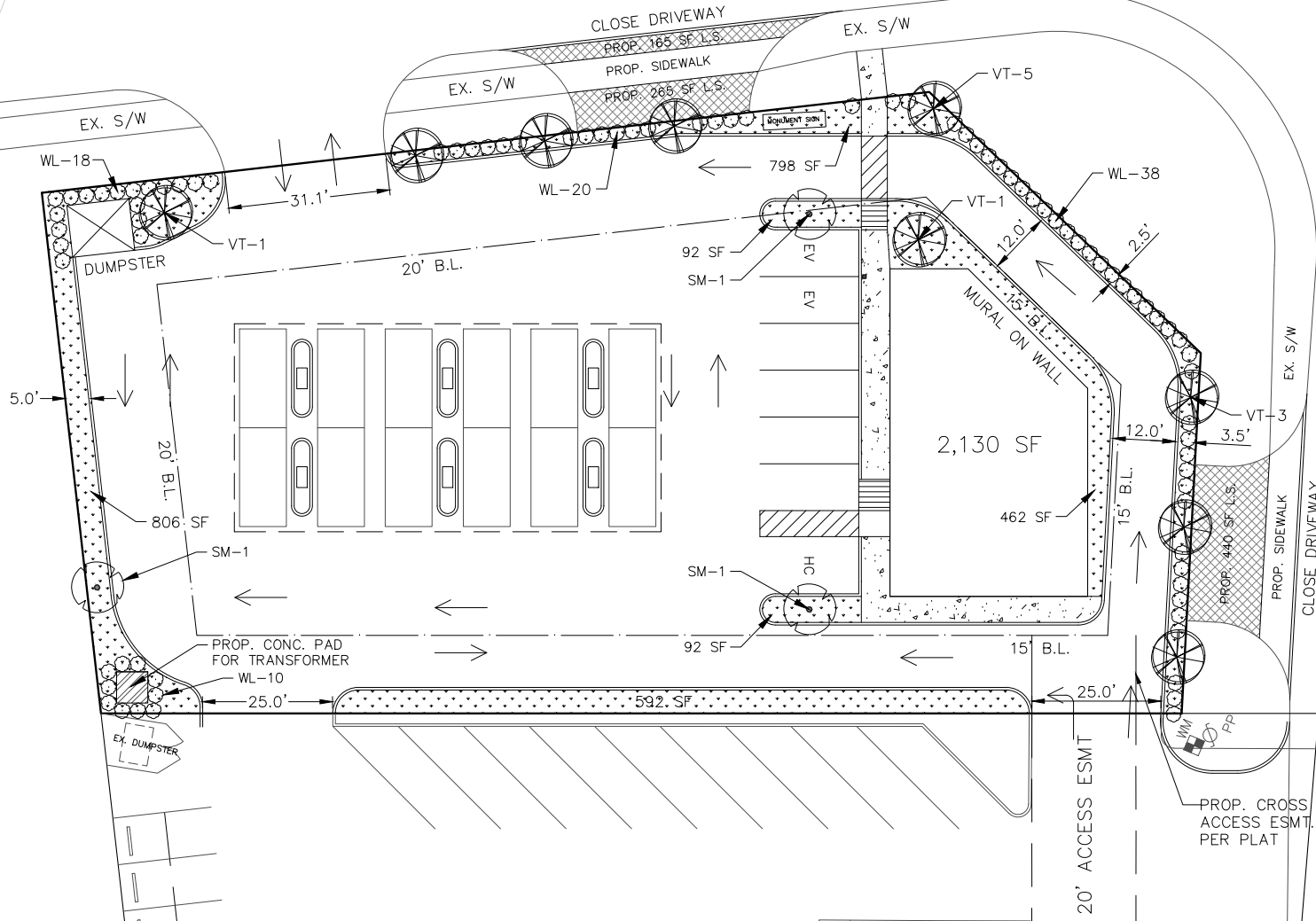
- SCHEDULE OF KEY NOTES:**
- 6" CONCRETE PAVEMENT ON 6" LIME STABILIZED SUBGRADE.
 - REMOVE EXISTING CURB. PROVIDE #4 REBAR 9" LONG DOWELED 6" INTO EX. P.W.M AT 16" ON CENTER SET IN EPOXY.
 - PROPOSED 6" CONCRETE CURB.
 - PROPOSED SHELL BUILDING. SEE ARCH. DRAWINGS & STRUCTURAL PLANS FOR DETAILS.
 - 4" WIDE YELLOW TRAFFIC PAINT STRIPE (TYPICAL AT PARKING SPACE), TWO (2) COATS OF PAINT REQUIRED.
 - PROPOSED HANDICAP ACCESSIBLE RAMP.
 - PROPOSED CONCRETE SIDEWALK.
 - PROPOSED TRASH DUMPSTER WITH ENCLOSURE. SEE DETAIL THIS SHEET.
 - PROPOSED HANDICAP PARKING VERTICAL SIGN. SEE DETAIL THIS SHEET.
 - PROPOSED "DO NOT ENTER" SIGN.
 - PROPOSED LANDSCAPE AREA.
 - PROPOSED WHEEL STOP.
 - EX DRIVEWAY.
 - PROVIDE CURB CUT.
 - 5' HANDICAP ACCESSIBLE ROUTE WITH STRIPING.



CITY OF LEAGUE CITY			
NO.	DATE	REVISIONS	APP.
 Everest Design Group, LLC Planning, Engineering, Construction Management TIRE FROM NO. F-9440 907 S. FRIENDSWOOD DRIVE, STE. 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-8770 FAX: 281-668-2294 GRAND OAK VILLAGE - LOT 1 1120 & 1130 GRAND OAK BLVD LEAGUE CITY, TEXAS 77573			
SITE LAYOUT PLAN			
F-9440			
DRAWN BY: BP	PROJECT NO: 2022-730	SHEET NO	
DESIGNED BY: EP	DATE: AUGUST 27, 2024		
APPROVED BY: ST	SCALE: AS SHOWN		

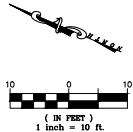
I-45 FRONTAGE ROAD

Exhibit B



LANDSCAPE SUMMARY:
 SITE AREA = 0.527 AC (22,960 SQ FT)
 PERCENTAGE OF LANDSCAPE REQUIRED UNDER SECTION 125-4.20.2.(3)
 MINIMUM LANDSCAPE AREA REQUIRED: 15.0% (3,444 SQ FT)
 LANDSCAPE INSIDE PROPERTY PROVIDED: 3,240 SF (13.4%)
 LANDSCAPE PROVIDED BY CLOSING DRIVEWAY: 870 SF (3.8%)
 TOTAL LANDSCAPE AREA PROVIDED: 3,712 SF = 16.2%
 FRONTAGE TREES REQUIRED UNDER SECTION 125-4.20.2.(1)(1)
 ONE SHADE TREE FOR EVERY 30' OF LINEAR STREET FRONTAGE, EXCLUDING DRIVEWAYS
 (313'-317'/30' = 10 STREET FRONTAGE TREES REQUIRED)
 STREET FRONTAGE TREES PROVIDED: 10
 FRONTAGE SHRUBS REQUIRED UNDER SECTION 125-4.20.2.(1)(1)
 A CONTINUOUS HEDGE CONSISTING OF SHRUBS.
 STREET FRONTAGE SHRUBS PROVIDED: 76
 PARKING LOT TREES REQUIRED UNDER SECTION 125-4.20.2.(1)(4)
 SHADE TREES SHALL BE PLANTED AT A RATIO OF ONE TREE FOR EVERY EIGHT SPACES.
 19 PARKING SPACES PROVIDED / 8 = 3 PARKING LOT TREES REQUIRED
 PARKING LOT TREES PROVIDED: 3

NOTES:
 A BLANKET INGRESS/EGRESS EASEMENT TO BE RECORDED UNDER SEPARATE DOCUMENT.



FM 518

PLANT LIST					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	REMARKS
	3	MAGNOLIA GRANDIFLORA "LITTLE GEM"	SOUTHERN MAGNOLIA	PARKING LOT TREE	- MIN 2" CAL AND 6' HIGH AT TIME OF PLANTING.
	10	VITEK AGNUS-CASTUS	VITEK	STREET FRONTAGE TREE	- MIN 1.5" CAL (15 GAL) AT TIME OF PLANTING.
	76	LIGUSTRUM JAPONICUM	WAXLEAF LIGUSTRUM	STREET FRONTAGE & SCREENING SHRUB	- 3 GAL AND MIN 3' HIGH AT TIME OF PLANTING. - PLANT 36" O.C.
	3,712 SF	CYNADON DACTYLON	SOLID SOD BERMUUDA	SOD	

LEGEND:
 SOD AREA (2,912 SF/0.067 AC)



CITY OF LEAGUE CITY

NO.	DATE	REVISIONS	APP.

Everest Design Group, llc
 Planning, Engineering, Construction Management
 TYPE FIRM NO. F-9440
 9715 FRIENDSWOOD DRIVE, STE 200
 FRIENDSWOOD, TX 77546
 PHONE: 281.993.5773 FAX: 281.648.2294

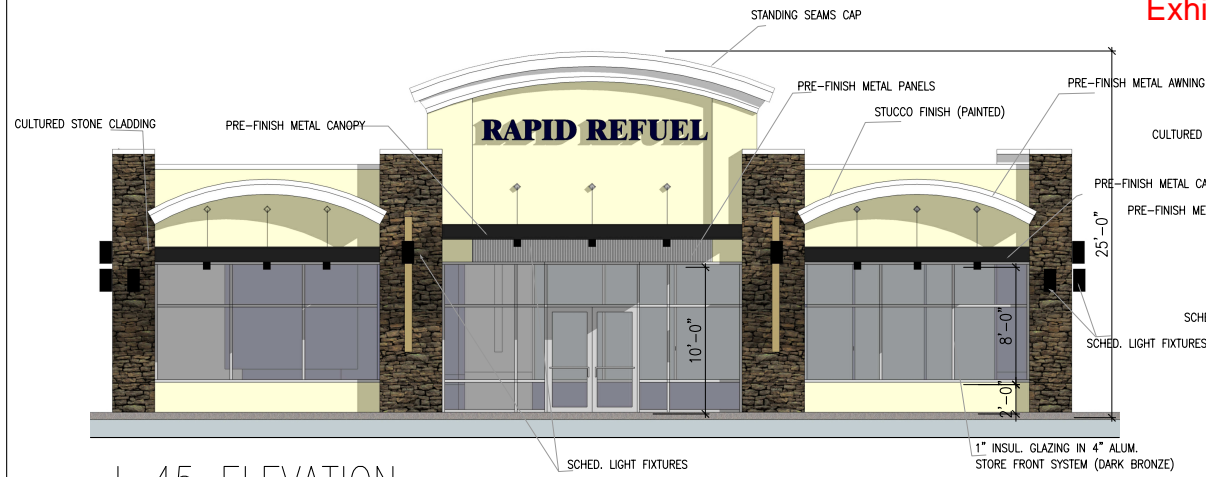
S.R. BUKHARI INC. CONVENIENCE STORE
 101 GULF FREEWAY
 LEAGUE CITY, TEXAS 77573

LANDSCAPE PLAN

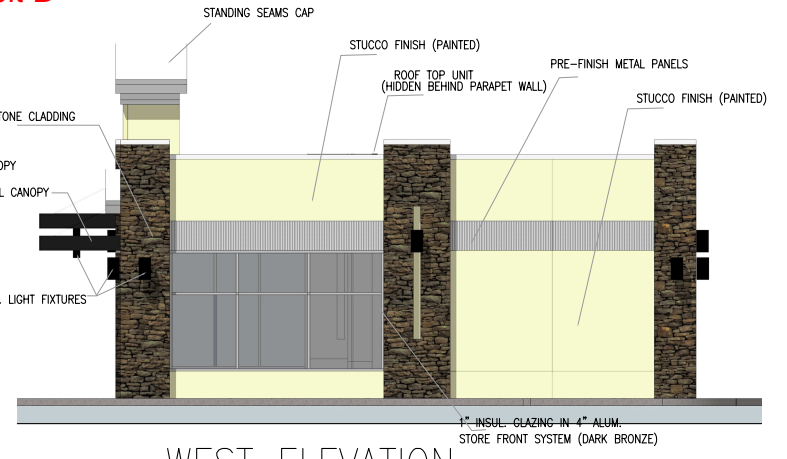
F-9440

DRAWN BY: SH PROJECT NO. 202429 SHEET NO.
 DESIGNED BY: SH DATE: AUGUST 27, 2024
 APPROVED BY: ST SCALE: AS SHOWN

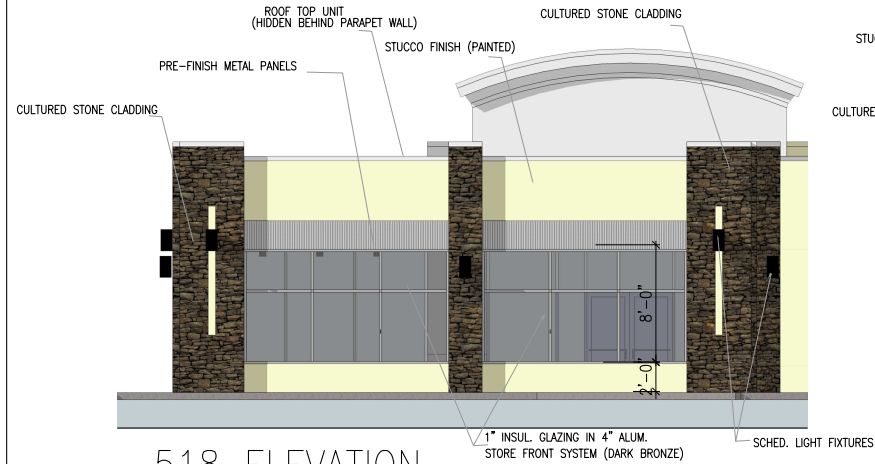
Exhibit B



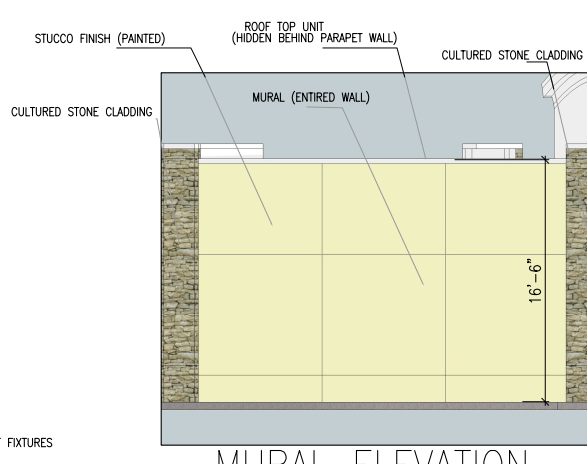
I-45 ELEVATION



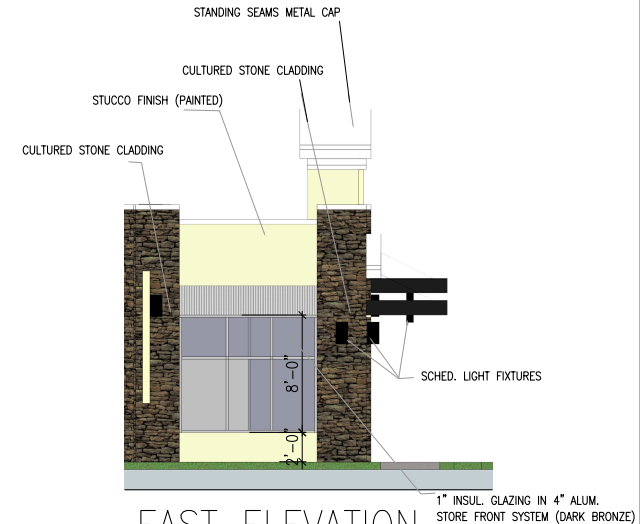
WEST ELEVATION



518 ELEVATION



MURAL ELEVATION



EAST ELEVATION



MIT Architects
 8004 Oakwood Bend Dr.
 Houston, Texas 77040
 Ph: 713.320.4522
 Fax: 1-866.486.1256

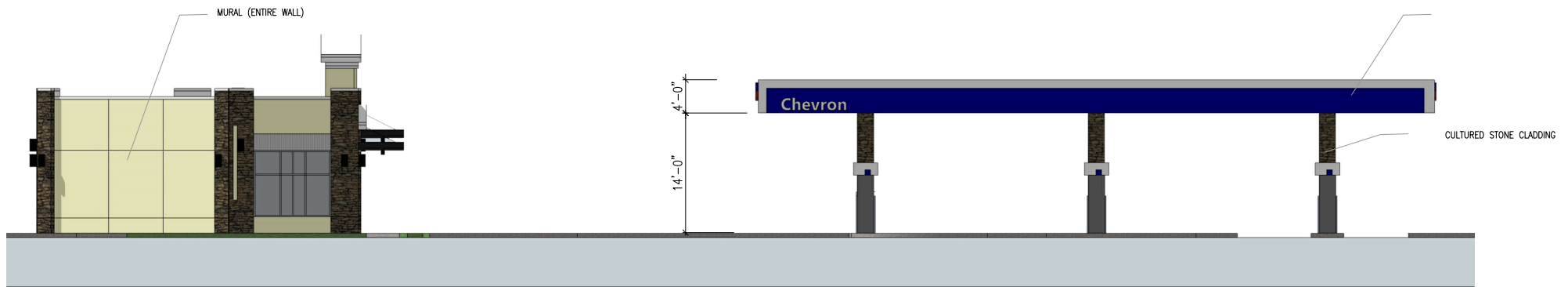
RAPID REFUEL
 101 Gulf Freeway
 League City

8-27-2004

Exhibit B



I-45 ELEVATION



EAST ELEVATION



MIT Architects
8004 Oakwood Bend Dr.
Houston, Texas 77040
Ph: 713.320.4522
Fax: 1-866.486.1256

RAPID REFUEL
101 Gulf Freeway
League City

8-28-2004